

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Solano
Address: 675 Texas Street, Suite 1900
Fairfield, California 94585

From:

Public Agency: City of Vacaville, Planning
Address: 650 Merchant Street
Vacaville, CA 95688
Contact: Albert Enault
Phone: (707) 449-5364

FILED

Lead Agency (if different from above):

JAN 24 2022

Address:
Contact: Birgitta E. Corsello, Clerk of
the Board of Supervisors of
the County of Solano, State of California
Phone: Deputy: [Signature]

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): SCH# 2003032063

Project Title: Ascend at Lagoon Valley MOD (File No. 21-144)

Project Applicant: Curt Johansson w/ Triad Communities L.P.

Project Location (include county): APNs 0128-040-320 through -380, Vacaville, Solano County.

Project Description:

Request to modify the Business Village Master Plan layout and Design Guidelines of the Lower Lagoon Valley Policy Plan Implementation Project. Changes include: (1) relocate various office buildings; (2) increase max. floor plate area from 35,000 sq. ft. to 100,000 sq. ft. for manufacturing and support buildings; (3) increase the max. building height from 57 ft. to 62 ft. for buildings B1-B7; (4) decrease parking for Research and Development to 1 space per 350-500 sq. ft.; (5) decrease parking for Manufacturing to 1 space per 1,000 sq. ft.; (6) increase SF-residential from 176 units to 202 units; (7) decrease MF-residential from 51 units to 25 units; and (8) relocate recreational amenities.

This is to advise that the City of Vacaville has approved the above (Lead Agency or Responsible Agency)

described project on January 21, 2022 and has made the following determinations regarding the above described project.

- 1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

The City of Vacaville Planning Division offices, 650 Merchant Street, Vacaville, CA 95688.

Signature (Public Agency): [Signature] Title: Senior Planner

Date: January 24, 2022 Date Received for filing at OPR:

Document Posted From

1-24-2022 to

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

Deputy Clerk of the Board